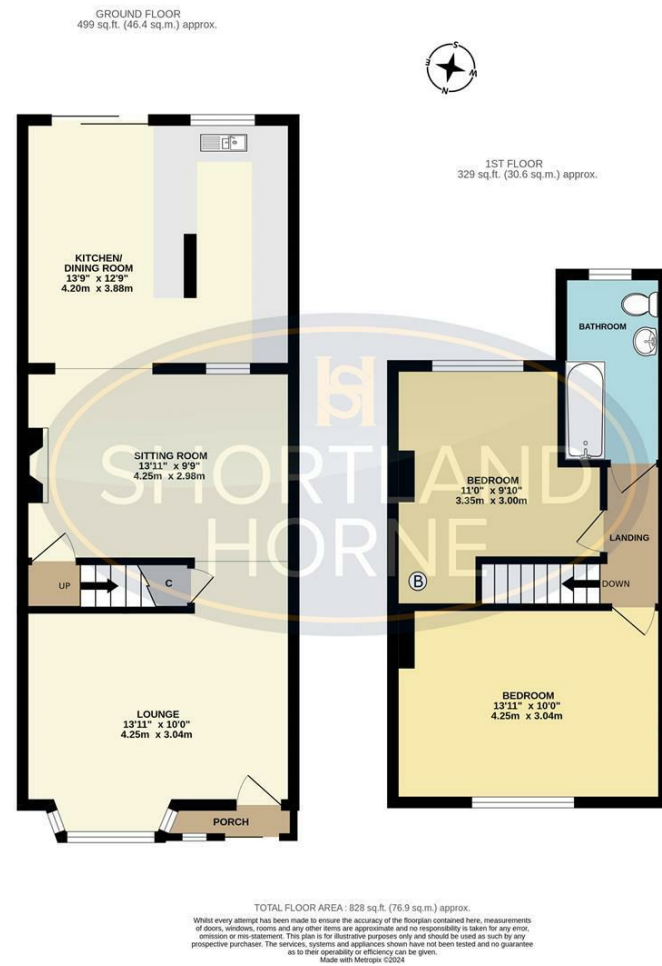


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			62
(55-68) D			
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

### DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

### Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

### Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

### Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Shortland Horne Walsgrave Branch**  
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**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

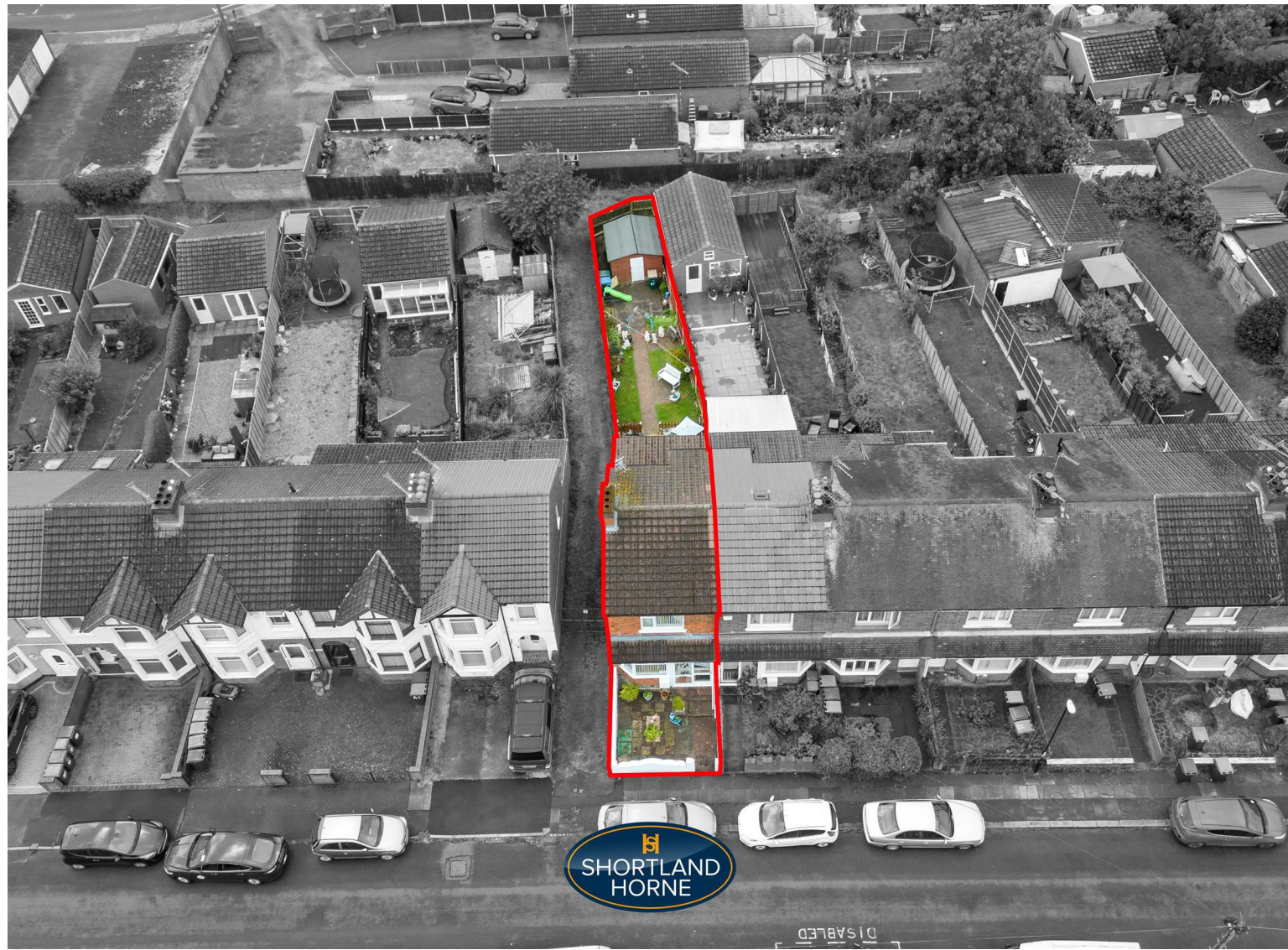
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**SHORTLAND HORNE**

follow us  

**Alder Road**  
CV6 7DN





£185,000

Bedrooms 2  
Bathrooms 1

A charming and extended property, ideal as a starter home or for those looking to downsize. Situated on Alder Road, a quiet street in Longford, this home is surrounded by excellent amenities, including the Arena Retail Park, the A444, local shops, schools, and multiple bus routes.

The current owners have lovingly maintained and improved the property, including the installation of a very lovely brand-new kitchen last year.

Upon arrival, you walk up the path in the front garden, which has the potential to provide off-road parking, and enter through the porch into the lounge. The first thing you notice is the high-quality laminate flooring that runs throughout the entire ground floor and the neutral decor. The lounge is a cosy and homely space leading to the sitting room. The sitting room connects with the kitchen/dining room, making this a very sociable space. There is an electric fire for added comfort during the cooler months. The new kitchen boasts plenty of stylish navy shaker-style units and a ceramic sink. There is room for a washing machine and tumble dryer, and the built-in appliances include an oven, four-ring gas hob and fridge. Sliding patio doors open to the south-facing rear garden.

The pretty garden features a block-paved seating area for enjoying al fresco dining or a morning coffee. The block paving continues as a pathway, leading to a generously sized shed at the rear of the garden. There are two areas of lawn and high-quality fencing around the perimeter, offering privacy as you are not overlooked.

Back inside, take the stairs to the first floor, where you'll find two double bedrooms and a bathroom. The main bedroom spans the full width of the home and boasts a cast iron fireplace, plenty of natural light, and space for a large bed and furniture. Bedroom two offers views of the garden below and another cast iron fireplace, adding a touch of character. The bathroom is the perfect place to relax and enjoy a hot soak after a long day.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: Looking for another property to buy
- Parking Arrangements: Street Parking
- Garden Direction: South Facing
- Council Tax Band: A
- EPC Rating: D
- Total Area: Approx. 828 Sq. Ft



**GROUND FLOOR**

- Porch
- Lounge 13'11 x 10'
- Sitting Room 13'11 x 9'9"
- Kitchen/Dining Room 13'9 x 12'9"

**FIRST FLOOR**

- Landing
- Bedroom 1 13'11 x 10'

**Bedroom 2**

11' x 9'10"

**Bathroom**

**OUTSIDE**

- Rear Garden
- Front Garden